



1235
WEST



1235
WEST

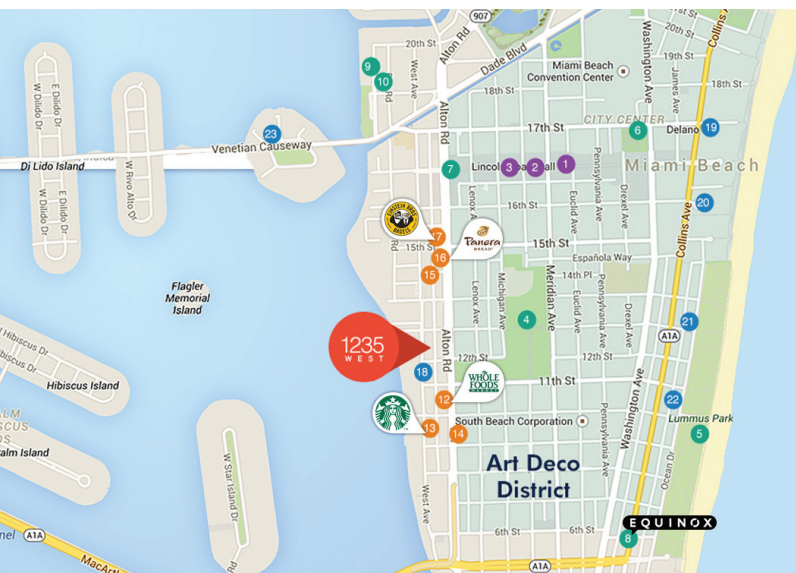
Five 2,500 SF 3 Bed / 3½ Bath luxury apartments.

Situated in the heart of the Art Deco District in South Beach.

Luxury living, sophistication and contemporary design, just minutes away from Lincoln Road, the beach, fine restaurants and other local amenities.



1235
WEST



Location

- SHOPPING
 - 01 Lincon Road Mall
 - 02 Apple Store
 - 03 Britto Central
 - Collins Avenue Shopping District
 - The Shops at West Avenue

- PARKS & RECREATION
 - 04 Flamingo Park
 - 05 Lummus Park
 - 06 New World Symphony
 - 07 Regal Cinemas SOBE 18
 - 08 Equinox
 - 09 Barry's Bootcamp
 - 10 Green Monkey Yoga
 - 11 Miami Beach Golf Club

- RESTAURANTS/FOOD
 - 12 Whole Foods Market
 - 13 Starbucks Coffee
 - 14 Avila Tei Miami
 - 15 Barton G
 - 16 Panera Bread
 - 17 Einstein Bros Bagels

- HOTELS
 - 18 Mondrian South Beach Hotel
 - 19 Mirador Miami Beach
 - 20 Loews Miami Beach Hotel
 - 21 Hilton Grand Vacations Suites
 - 22 Cardozo Hotel South Beach
 - 23 Clevelander Hotel



1235
WEST



Building features

Luxury Boutique residences by renowned Architect, Jaime Schapiro

5 exclusive 2,500 Sq.Ft - 3 Bed / 3½ Bath units with 9 foot high ceilings

Private rooftop swimming pool and sun deck

Beautiful designer lobby design

2 covered assigned parking spaces per residence parking

Bicycle storage

Convenient access to Flamingo Park

Walking distance to Lincoln Road, Whole Foods, Starbucks and other local restaurants and shops.





1235
WEST



1235
WEST

Residence features

2,500 Sq.Ft - 3 Bed / 3 1/2 Bath residence with 9 foot high ceilings.

Private sunrise and sunset terraces

16 Ft. movable glass wall opening onto front patio

Private elevator

Smart Home technology ready with remote controls via iPads and Mobile Apps

Floor-to-ceiling energy efficient and hurricane impact windows

Two energy efficient air conditioning units per residence



1235
WEST



Residence features

- Euro-style kitchen cabinets with quartz countertops
- Ultramodern stainless steel Bosch® kitchen appliances
- Lots of storage space
- In-unit laundry room with washer and dryer





1235
WEST

Residence features

High end designer bathroom fixtures

Elegant floating designer bathroom vanities with roman tub in master bathroom

Frameless glass-enclosed shower in master bathroom

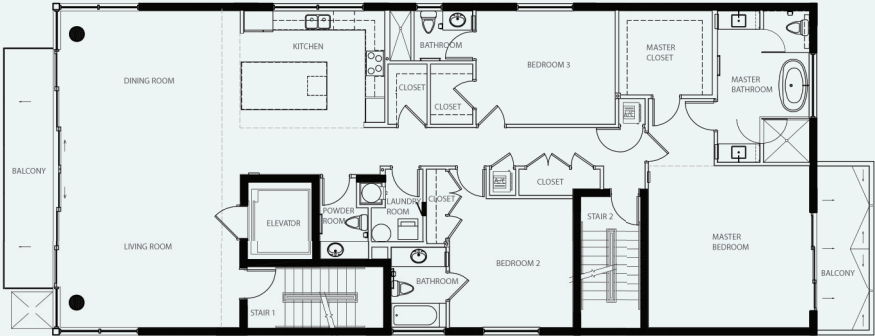
Spacious walk-in closets.

1235 West Floor Plans - Model A



MODEL A | 3 BEDROOMS | 3.5 BATHS

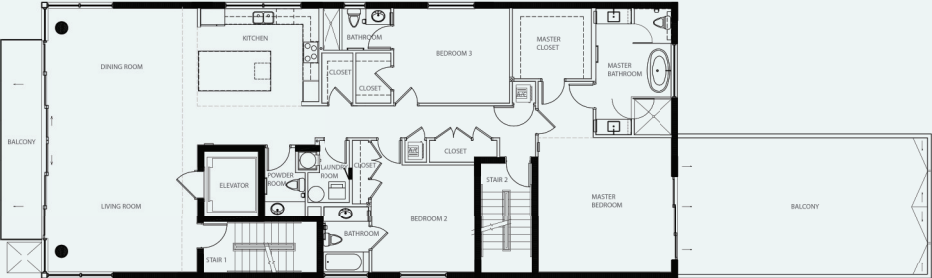
AC AREA: 2,510 Sq.Ft / 234 M² | BALCONIES: 283 Sq.Ft / 26 M² | TOTAL : 2,793 Sq.Ft / 260 M²



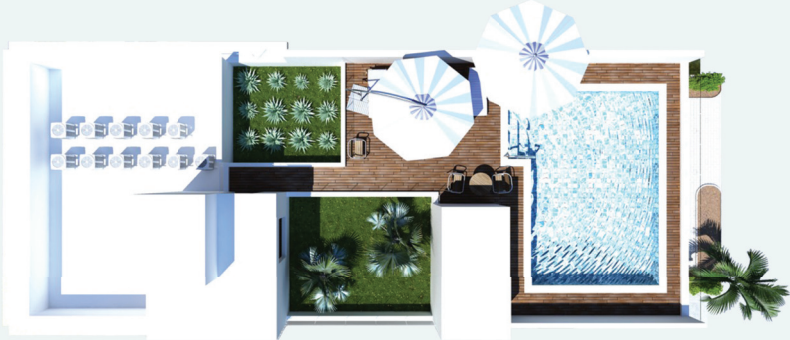
1235 West Floor Plans - Model B

MODEL B | 3 BEDROOMS | 3.5 BATHS

AC AREA: 2,510 Sq.Ft / 234 M² | BALCONIES: 828 Sq.Ft / 77M² | TOTAL : 3,338 Sq.Ft / 310 M²

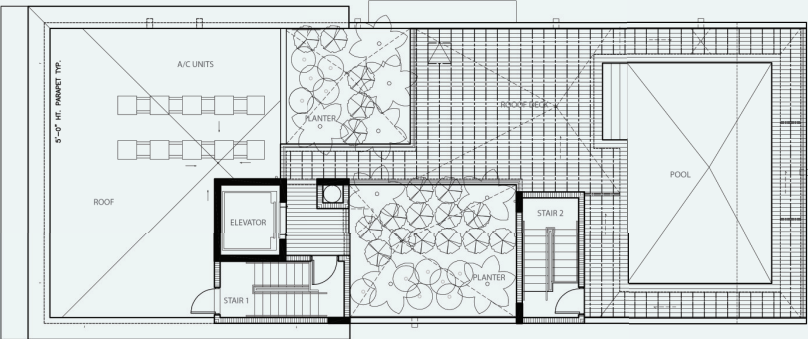


1235 West Floor Plans - Roof-Top pool



ROOF-TOP POOL

WOODEN FLOOR SUNDECK | BEAUTIFUL LANDSCAPING | GREAT VIEWS OF THE BAY AND OF FLAMINGO PARK





WE ARE PLEDGED TO THE LETTER AND SPIRIT OF THE U.S. POLICY FOR ACHIEVEMENT OF EQUAL HOUSING OPPORTUNITY THROUGHOUT THE NATION. WE ENCOURAGE AND SUPPORT AN AFFIRMATIVE ADVERTISING AND MARKETING PROGRAM IN WHICH THERE ARE NO BARRIERS TO OBTAINING HOUSING BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN.

Residences are delivered designer-ready. Furniture and finishes shown hereby are suggested and not included

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions are conceptual only and are for the convenience of reference and include artists renderings. They should not be relied upon as representations, express or implied, of the final detail of the residences or the Condominium. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustrations of the activities and concepts depicted therein. Consult your Agreement and the Prospectus for the items included with the Unit. Dimensions and square footage are approximate and may vary with actual construction. The project graphics, renderings and text provided herein are copyrighted works owned by the developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. No real estate broker is authorized to make any representations or other statements regarding the projects, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the developer. All prices are subject to change at any time and without notice, and do not include optional features or premiums for upgraded units. From time to time, price changes may have occurred that are not yet reflected on this brochure. Please check with the sales center for the most current pricing. This Condominium is being developed by Arkad Holdings, LLC and 3K Partners, LLC (jointly the "Developer"), which has a limited right to use the trademarked names and logos of each company, respectively. Any and all statements, disclosures and/or representations shall be deemed made by Developer and you agree to look solely to Developer with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium.